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THE BEECHES, 29A OATLANDS DRIVE, HARROGATE, HG2 8JT

OFFERS OVER £1,500,000



# THE BEECHES, 29A OATLANDS DRIVE,

*Harrogate, HG2 8JT*

**The Beeches is an immaculately presented six-bedroom detached family house situated in an exclusive location on the edge of the Harrogate Stray, offering exceptionally well appointed and flexible living accommodation extending to over 3,500 square feet. This superb home showcases expansive, light-filled accommodation effortlessly blending elegance and functionality. Its generous proportions and intelligently designed lateral layout strike the perfect harmony between contemporary convenience and timeless craftsmanship.**

Flooded with natural light, every corner of this lovely home exudes warmth and vibrancy, creating a truly inviting atmosphere. The flowing spaces allow for seamless transitions, making The Beeches not only a practical home for everyday living but also an ideal setting for entertaining and enjoying family life. The property is set in sheltered, extensive gardens and grounds, situated in the highly prized residential location on the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts. A internal viewing is essential to appreciate the overall scale and quality of this beautiful home.



4 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

6 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Garage · Extensive Lawned Gardens













## ACCOMMODATION

### GROUND FLOOR

The recently transformed, triple-aspect garden room is a standout feature of the home, exuding contemporary elegance with its sleek French timber flooring and clean lines. Flooded with natural light from multiple angles, this versatile space is further enhanced by its stunning bifold doors, which seamlessly open out onto the beautifully landscaped, south facing rear garden. This thoughtful design blurs the boundary between indoor and outdoor living, creating a fluid, effortless transition that's perfect for family gatherings, entertaining, or simply enjoying the garden views.

At the heart of the home lies the stunning, contemporary dining kitchen, a space where style meets functionality. Featuring elegant cream cabinetry and luxurious granite worktops, this kitchen offers both aesthetic appeal and practical use. The centerpiece is a spacious central island, complete with a wine rack, perfect for both casual meals and entertaining. Integrated top-of-the-line appliances, including a sleek Smeg range cooker and stove, complemented by a range of appliances

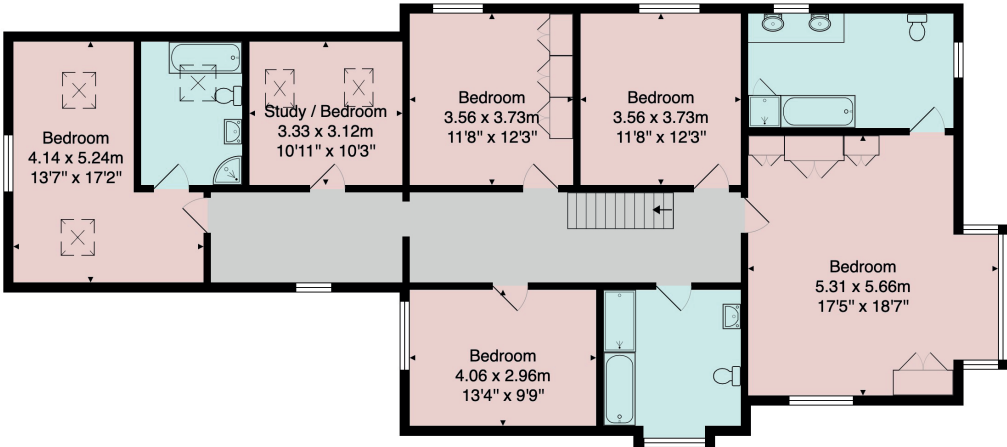
including NEFF electric oven, microwave, dishwasher and fridge freezer, enhance the kitchen's modern design. A relaxed dining area is perfect for family gatherings or casual meals. This inviting space boasts large triple-aspect windows that flood the room with natural light and offer scenic views of the beautifully landscaped gardens. Accessed through glazed double doors from the hallway, the expansive triple-aspect sitting room is a true sanctuary. Flooded with natural light from the large bay window and French doors, opening to the front gardens. This elegant living space is a perfect haven for relaxation, surrounded by lush greenery creating a sense of calm. A striking stone fireplace, complete with wood-burning stove, offers warmth and a focal point adding character and comfort. The combination of natural light, elegant features, and a homely ambiance ensures that this sitting room is not only a beautiful space to unwind but also a delightful area for hosting friends and family.

### FIRST FLOOR

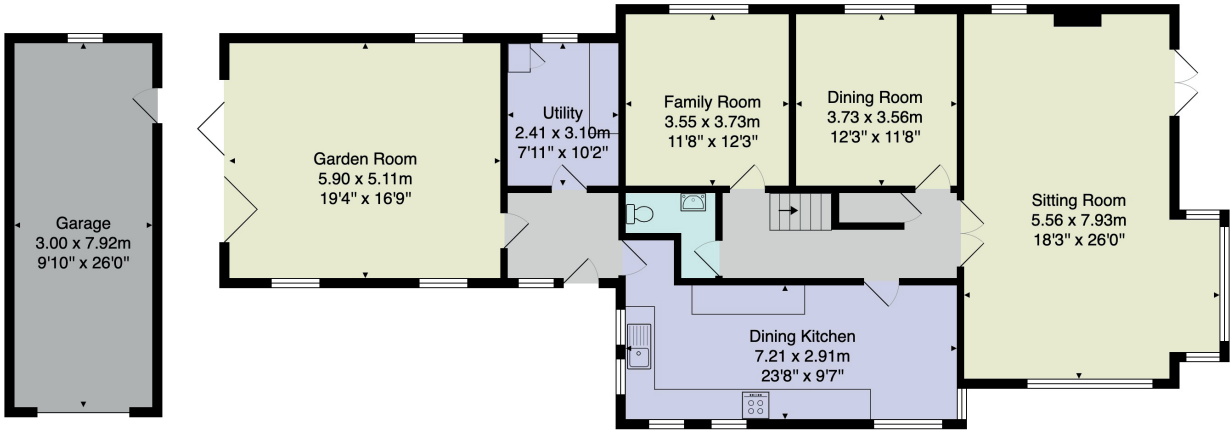
The first-floor is approached by an elegant oak staircase leading to light and spacious

landing. Its generous proportions provide access to the bedroom accommodation and creates a perfect spot to pause and enjoy the sense of flow throughout the upper floor, further emphasising this lovely home's combination of comfort and style. The principal bedroom serves as a luxurious private retreat, designed with both comfort and elegance in mind. Generously sized and thoughtfully laid out, it boasts sleek built-in wardrobes offering ample storage while maintaining the room's clean, sophisticated aesthetic. The en-suite bathroom offers a serene escape, thoughtfully designed with dual vanity units for both style and convenience. Featuring a walk-in shower, sleek white sanitary ware, and striking floor and wall tiling, it creates a luxurious, modern sanctuary for relaxation. Three additional double bedrooms are generously proportioned, combining comfort with stylish design. A fourth bedroom, currently used as a study, offers versatile potential as an extra bedroom or hobbies room. These bedrooms are served by a beautifully appointed bathroom, complete with modern fixtures and fittings, white sanitary ware and a separate shower for added convenience.

# FLOOR PLAN



First Floor



Ground Floor

Total Area: 322.6 m<sup>2</sup> ... 3472 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
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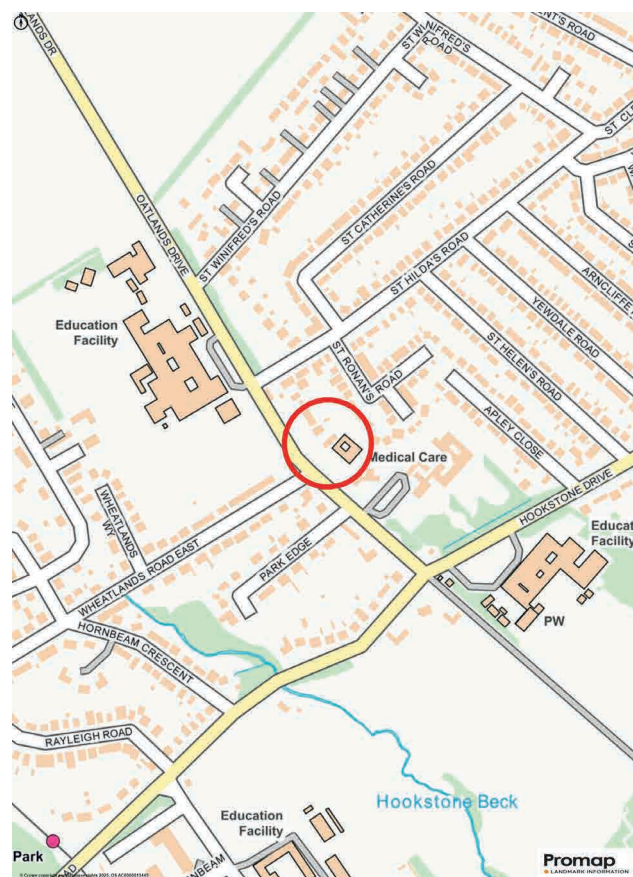
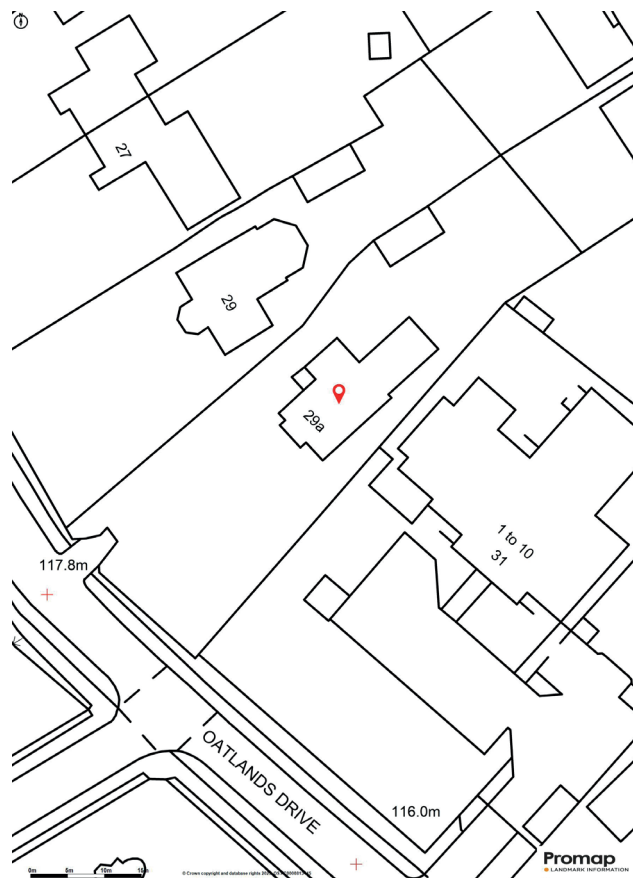
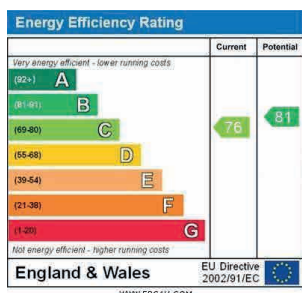
## Outside

The Beeches welcomes you through an impressive electronically operated gated driveway, offering both security and privacy. This block paved and gravel drive leads to ample off-road parking and detached garage. Set well back from the road, the property is surrounded by a beautifully maintained, sheltered front garden, laid to lawn and framed by mature specimen trees, established shrubs and meandering pathways, leading to secluded seating areas. All providing a serene and picturesque setting.

A further highlight of the home is its rear garden, landscaped to offer year-round beauty and seclusion. This outdoor haven boasts seasonal planting and thoughtfully designed spaces that enhance both privacy and visual appeal. A stone flagged dining terrace, together with skilfully placed seating areas create the perfect retreat for hosting guests or simply unwinding, surrounded by nature. This private oasis, with its elegant layout and tranquil atmosphere, embodies the ideal blend of outdoor living and relaxation.

## Setting

The Oatlands Drive area in Harrogate is one of the town's most sought-after and prestigious residential neighbourhoods, offering an exceptional blend of tranquillity, convenience, and community charm. Situated on the favoured south side of Harrogate, this prime location is known for its leafy streets, elegant homes, and close proximity to the town's finest amenities, making it a perfect place for families, professionals, and retirees alike.



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